



Planning Committee

17 September 2025

Planning Appeals Report – V1.0 ISSUED

Appeals Started between 08 August 2025 – 03 September 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
25/00704/PDH 271 Staines Road West Ashford TW15 1RT	13.08.2025	Fast Track Appeal	APP/Z3635/D/25/3369813 Prior approval notification for a single storey rear extension measuring 6 metres in depth beyond the rear wall of the original dwelling house a maximum height of 3 metres and a height to the eaves of 3 metres. (As shown on plan no's PR - L002, EX - L003 rec'd 26.05.2025).
25/00677/HOU 4 The Vale Sunbury-on-Thames TW16 7SD	15.08.2025	Fast Track Appeal	APP/Z3635/D/25/3370326 Erection of two storey side and rear extensions and single storey rear extension (amendment to p/a 25/00116/HOU comprising addition of deeper single storey rear extension). (as shown on plan no's 4TV-003/1, -003/2, -003/3, -003/4, -003/5, -003/6, -003/7, -003/8, -003/9 all received 19.05.2025).

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25/00208/TPO Rowland Hill Almshouses Feltham Hill Road Ashford	14.08.2025	Hearing	APP/TPO/Z3635/10587 TPO264/2020- T1 (indicated within the submitted location plan as Pine Tree)- Monterey Pine- to fell (no work proposed to the Yew Tree-T2).

Appeal Decisions Made between 11 July 2025 – 07 August 2025

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
23/00830/TPO 7 Thames Gate Laleham Staines-upon-Thames	24.04.2024	Fast Track Appeal	APP/TPO/Z3635/9874 TPO14/STA/T12 - 1 x Scotts Pine to remove the tree to ground level and replant with similar species.	Appeal Dismissed	21.08.2025	The Scots Pine was considered to have local visibility and pleasant form, giving it significant local amenity value. Situated adjacent to the Sweeps Ditch stream, the Inspector acknowledges that the surrounding ground may be inundated when water levels rise, though the tree, nonetheless, appeared to be in normal health and condition, with no signs of the adverse impacts of waterlogging or flooding on roots, trunk or crown. No evidence was provided to suggest that the tree could fall, therefore warranting its felling. In this case, the removal of the tree would result in significant harm to the character of the area and insufficient justification has been demonstrated for the proposed works. Hence the appeal is dismissed.
24/01402/FUL	23.04.2025	Written Representation	APP/Z3635/W/25/3360852 Installation of digital communications kiosk	Appeal Dismissed	20.08.2025	The Inspector concluded that the proposed kiosk would add another structure to the street and would

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Land Outside 73 - 75 High Street Staines-upon-Thames TW18 4PP			<p>comprising telephone, defibrillator and digital advertisement</p> <p>As shown on drawings: Site Location Plan; Site Block Plan and NWP-KIOSK/001 received 27.11.2025</p>			form a large prominent addition when compared to other street furniture near to the appeal site. An additional digital advertising board would increase the visual clutter within the street scene, resulting in the wide and open character of the area being eroded. Therefore, the proposals would harm the character, appearance and visual amenity of the area and conflict with policy EN1 and fail to achieve the aims of the Framework.
24/01403/ADV Land Outside 73 - 75 High Street Staines-upon-Thames TW18 4PP	23.04.2025	Written Representation	APP/Z3635/H/25/3360853 Advertisement consent for digital signage on communication kiosk comprising telephone and defibrillator. As shown on drawings: Site Location Plan; Site Block Plan and NWP-KIOSK/001 received 27.11.2025	Appeal Dismissed	20.08.2025	As above – The two appeals are intrinsically linked as one concerns the kiosk unit upon which an advertisement would be displayed. Both appeals raise similar issues. Whilst considering each appeal on its own merits the decision letter considers both appeals in one.

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24/01404/FUL Land Outside Elmsleigh Shopping Centre, South Street Staines-Upn-Thames	24.04.2025	Written Representation	APP/Z3635/W/25/3360854 Installation of digital communications kiosk comprising telephone, defibrillator and digital advertisement	Appeal Allowed	27.08.2025	The Inspector considered that the kiosk would be positioned on a wide part of the pavement, near the exit of the bus station. Whilst the appeal site and immediately surrounding area has an open and spacious appearance, there are a number of features in the street scene such as railings, traffic lights, lighting columns and traffic signs, which add to the clutter in the area. The proposal would provide a further structure, but having regard to the context, would not result in an increase in clutter causing unacceptable harm to the street scene. Furthermore, although the kiosk would be a large addition to the pavement, its scale would not be out of proportion to the tall shopping centre building. The Inspector concluded that the proposed kiosk would not harm the character and appearance of the area.
24/01405/ADV	24.04.2025	Written Representation	APP/Z3635/H/25/3360855 Advertisement consent for digital signage on	Appeal Allowed	27.08.2025	The Inspector considered that the proposal would introduce an advertisement into an area with no other digital advertisements. Despite

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Land Outside Elmsleigh Shopping Centre, South Street Staines-Upon-Thames			communication kiosk comprising telephone and defibrillator			this, the site plan indicates that the digital display would be seen against the backdrop of the bus station which has an ever changing appearance owing to the movement of large vehicles and general activity. Given the busy functional character and appearance of the area, although the advertisement would have a degree of prominence, it would not harm the visual amenity of the area as a whole. The Inspector concluded that the proposed advertisement would not harm the visual amenity of the locality.
24/01406/FUL Land Outside 40-42 Church Road Ashford TW15 2UY	07.05.2025	Written Representation	APP/Z3635/W/25/3360856 Installation of digital communications kiosk comprising telephone, defibrillator and digital advertisement	Appeal Dismissed	22.08.2025	The Inspector states that the proposed kiosk would be a prominent and incongruous addition to the streetscape, positioned at the edge of the public square where the digital advertisement would introduce a busy element that erodes the existing character of the area. The kiosk would harm the character, appearance and visual amenity contrary to policy EN1.

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						The Inspector further concludes that the kiosk's positioning perpendicular to Church Road would obstruct visibility for vehicles turning right from Pitcher Lane, creating dangerous highway conditions. The digital advertisement would also distract drivers from the pedestrian crossing point with tactile paving, creating an unsafe environment for pedestrians. Despite acknowledged benefits, they do not outweigh the identified harm to highway and public safety, conflicting with policy CC2
24/01407/ADV Land Outside 40-42 Church Road Ashford TW15 2UY	07.05.2025	Written Representation	APP/Z3635/H/25/3360857 Advertisement consent for digital signage on communication kiosk comprising telephone and defibrillator	Appeal Dismissed	22.08.2025	The Inspector states that the proposed kiosk would be a prominent and incongruous addition to the streetscape, positioned at the edge of the public square where the digital advertisement would introduce a busy element that erodes the existing character of the area. The kiosk would harm the character, appearance and visual amenity contrary to policy EN1. The Inspector further concludes that the kiosk's positioning perpendicular

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						to Church Road would obstruct visibility for vehicles turning right from Pitcher Lane, creating dangerous highway conditions. The digital advertisement would also distract drivers from the pedestrian crossing point with tactile paving, creating an unsafe environment for pedestrians. Despite acknowledged benefits, they do not outweigh the identified harm to highway and public safety, conflicting with policy CC2.
25/00199/RVC 35 The Avenue Sunbury-on-Thames TW16 5HY	06.06.2025	Written Representation	APP/Z3635/W/25/3366458 Variation of Condition 2 (approved plans) imposed upon planning permission 24/00369/FUL for the proposed replacement dwelling following demolition of existing dwelling and existing garage, to allow roof alterations to the roof design that also includes the installation of 2 no.	Appeal Allowed	26.08.2025	<p>The Inspector concluded 'Overall, I am satisfied that the design of the replacement dwelling would adequately respect the character and appearance of the area. It follows that I have not identified conflict with Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (2009).'</p> <p>The appeal is allowed and planning permission is granted for the erection of a replacement detached dwelling house to replace existing detached property and garage at 35</p>

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			additional rear facing dormers.			The Avenue, Sunbury-on-Thames, Surrey, TW16 5HY in accordance with the application Ref 25/00199/RVC, without compliance with condition number 2 previously imposed on planning permission Ref 24/00369/FUL dated 19 September 2024 and subject to the conditions shown in the attached schedule.

Current/Future Hearings/Inquiries

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Comments
24/00203/FUL Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road	05.11.2024	Hearing	APP/Z3635/W/24/3348103 Change of use of the land for the stationing of 6 mobile static homes for Gypsy / Traveller occupation, with associated hard and soft landscaping, parking and roadway. As shown on plan no.'s 2023-1338v3-Mobile received 19.02.2024; amended site location plan 2023-1338v3-Location received 02.04.2024; amended plan 2023-1338v3-Block received 02.04.2024.			Hearing held on 12 th February 2025, but the appeal was then adjourned. The Hearing was re-arranged for the 3 rd July 2025. The hearing was adjourned until the 13 th and 14 th November 2025.

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23/01264/RVC The Paddocks, 235A Hithermoor Road, Stanwell Moor	17.09.2024	Hearing	APP/Z3635/W/24/3350632 Removal of conditions 2 (temporary consent) and 3 (personal permission) of planning application ref 19/01372/FUL for the material change of use of hay-barn and feed room, including dayroom and toilet facilities, to a single dwelling house and retention of 3 loose box, stable feed store and tack room as shown on site location plan received on 15 November 2023.			Hearing has been postponed until 21 October 2025.

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22/00231/ENF_A Land South East Of The Ranges (addressed As 1A Priory Stables) Chertsey Road	12.02.2024	Hearing	APP/Z3635/C/23/3335127 Appeal against serving of an Enforcement Notice. The carrying out on the land of building, engineering, mining or other operations in particular the laying of an area of hardstanding and a roadway on Green Belt land. Marked in blue on the attached plan and a change of use of the use of the land to the commercial storage of vehicles.			This appeal has been linked with the planning appeal for the same site (24/00203/FUL – see above) and is to be heard at a hearing on the 03 July 2025. The hearing was adjourned until the 13 th and 14 th November 2025.